



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660018201													
Parcel ID	000000-00-0-10200-003-0010													
Cadastral ID	20-21-16-02040													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	317273													
GRIFFIN, BARRY J & GINA N														
2325 SW WOLF RUN DR CLAREMORE OK 74019-0000														
Parcel Location														
Situs	02325 SW WOLF RUN DR													
Subdivision	HUNTERS TRAIL													
Lot/Block	0010 / 0003	Parcel Size	1 - Lots											
Sec/Twn/Rng	20 / 21 / 16 / 5													
Neighborhood	1166 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.28344807 -95.63141258														
Building Permits														
LOT 10 BLOCK 3 HUNTERS TRAIL														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					2520/353	LAUGHLIN, LLOYD D & PATRICIA Y	12/02/2015	124,000	YES					
					1299/936	SEARS, TERRI L	06/22/2001	106,000	YES					
					1009/422	SECRETARY OF VETERAN~AFFAIRS	11/30/1995	0	No					
					991/723	KERSHNER, KENNETH E	06/06/1995	0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2016	Land Value	44,658	22,736	11%	2,501	Assessed	16,318	1,508.27					
Year Frozen	0	Improvements	143,300	125,610		13,817	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00					
TIF Project ID	0	Total Value	187,958	148,346		16,318	Total Taxable	15,318	1,416.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660018201	GRIFFIN, BARRY J & GINA N	17	183,042	1000	14,843	1,372.00							
2024	2024-660018201	GRIFFIN, BARRY J & GINA N	17	190,546	1000	14,381	1,329.00							
2023	2023-660018201	GRIFFIN, BARRY J & GINA N	17	135,760	1000	13,934	1,276.00							
2022	2022-660018201	GRIFFIN, BARRY J & GINA N	17	133,813	1000	13,719	1,270.00							
2021	2021-660018201	GRIFFIN, BARRY J & GINA N	17	133,629	1000	13,699	1,210.00							
2020	2020-660018201	GRIFFIN, BARRY J & GINA N	17	134,539	1000	13,493	1,236.00							
2019	2019-660018201	GRIFFIN, BARRY J & GINA N	17	127,917	1000	13,071	1,211.00							
2018	2018-660018201	GRIFFIN, BARRY J & GINA N	17	133,267	1000	13,659	1,262.00							
2017	2017-660018201	GRIFFIN, BARRY J & GINA N	17	132,172	1000	13,539	1,243.00							
2016	2016-660018201	GRIFFIN, BARRY J & GINA N	17	128,798	1000	13,168	1,236.00							
2015	2015-660018201	LAUGHLIN, LLOYD D & PATRICIA Y	17	138,242	1000	13,847	1,249.00							
2014	2014-660018201	LAUGHLIN, LLOYD D & PATRICIA Y	17	140,742	1000	13,415	1,244.00							
2013	2013-660018201	LAUGHLIN, LLOYD D & PATRICIA Y	17	132,650	1000	12,995	1,189.00							



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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.182		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	7,929.00 x 5.63 = 44,658		
Factor Value			
Adjustments	1.0000		
Lot Value	44,658		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,735 / 1,735
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,735
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1986 / 30

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	184,103 106.11 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	210,040 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	143,300
Lot Value	44,658
Indicated Value	187,958 108.33 Per SqFt
Agland Value	
Site Improvements	
Total Value	187,958 108.33 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	96.95	Total Misc Impr	+	17,223
Roofing Adj	+ 4.39	Garage Cost	+	13,810
Subfloor Adj	+ -1.15	Total RCN	=	238,834
Heat/Cool Adj	+ 11.47	Depreciation (40%)	-	95,534
Plumbing Adj	+ 8.11	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	143,300
Adj Base Cost	= 119.77	Lot Value	+	44,658
Total Area	x 1,735	Indicated Value	=	187,958
Adjusted Cost	= 207,801	Value Per SqFt		108.33

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	43868		168	168	23.69		3,980
EPSW	ENCLOSED PORCH - SOLID WALL	43869	13x10		130	62.67		8,147



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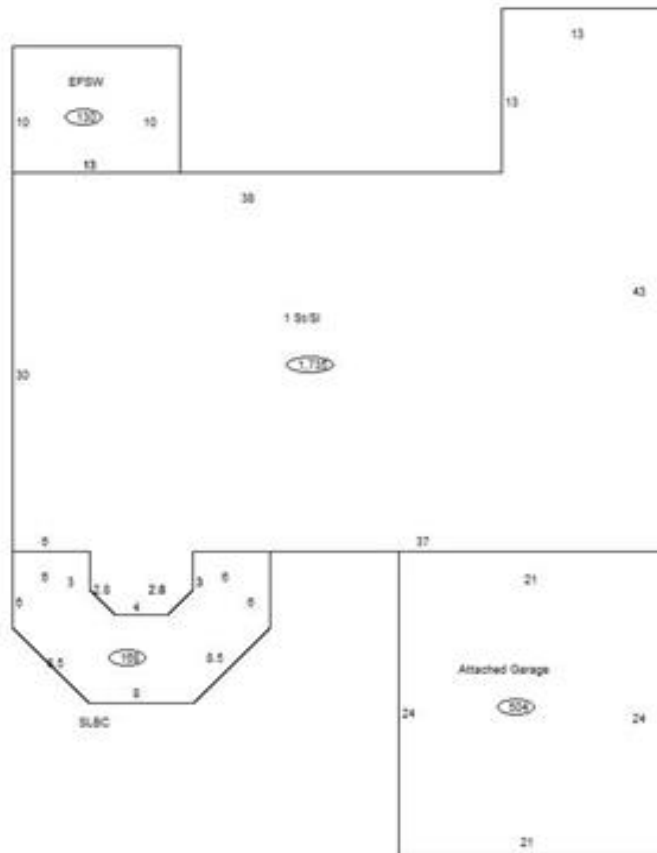
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Sketch Image

660018201



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,735	1.000	1,735
2	G	1		10	Attached Garage	504	1.000	504
3	M	PRCH		10	SLBC	168	1.000	168
4	M	EPSW		10	EPSW	130	1.000	130
Total Building Area						1,735		1,735